



El Presidio Historic Zone Advisory Board
Thursday, August 4, 2022, at 7:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Susan Aiken (Co-Chair), Andrew Cook, Ilyena Sloan (Co-Chair), Christopher Domin, Siri Trumble Beidler, Anita Rankin, Justin geBraad, Alex Oberlick, and Halley Freitas. A quorum was established, and the meeting was called to order at 7:02 PM.

Staff present: Jodie Brown (PDSD)

2. Approval of LAR/Minutes – September 30, 2021

Motion was made by Sloan to approve the minutes of September 30, 2021, duly seconded by Freitas and was passed by a voice vote of 6-0-3 (Rankin, geBraad and Oberlick).

3. Call to the Audience

None.

4. Reviews

a. HPZ 21-046, 350 N Main (T21CM00424)

Construction of a rear yard detached guest house.
Full Review/Non-Contributing Resource

The proposed project was presented by the architect, Bob Vint.

Board members had several questions/comments about the project.

- You can actually see the guest house from the street. Where will the A/C be located? Will it be visible from the street?
 - The compressor will be tucked into the southeast corner. It will not be visible and tucked behind a corrugated metal fence.
- Please talk about the exterior lighting.
 - We plan to have lighting under the porch, but otherwise have not gotten to that level.
- Looking at the west side windows, are they flush with the outer wall or are they recessed?
 - The would be set to the inside wall.
- The window at the kitchen versus the porch window seem odd.

- The window at the porch is driven by the grill that the owner brought back from Mexico.
- The window in the kitchen seems out of balance.
 - It is at 40" high. It is smaller to reduce heat gain. We do have another window under the porch for light.
- The new design has more continuity with the front house. It has also been redesigned to address the privacy concerns that were brought up at the last review.
- The scale of the door versus grill on the window is out of place. The grill seems incongruous.
- Not sure about the window grill and the grill on the door.
- There is a precedent for the smaller windows, but the utility door should be reconsidered.
- Is the double water heater gas or electric?
 - It depends on the number of solar panels.
- If the water heaters are gas, there will be flues coming out of the roof that should be considered.
- What is going on with parking?
 - They have a total of 7 spots available—two on the street, two in front of the house and three on the side of the house. They would be required to have 3 under the current ADU regulations.
- How will the rainfall be treated?
 - We have not considered any water-harvesting tanks.
- I like the design. It fits in nicely and I don't see any issues.
- What is happening with the subpanel?
 - It will have an underground feed, but we haven't worked with an engineer on this issue yet. I expect that it will be placed on the east side facing away from the neighbors.

Aiken proposed a motion to approve guest house as presented. Beidler seconded the motion. The motion passed by a voice vote 9-0.

6. Tucson Pima County Historical Commission Separation Update

Staff provided an update on the Tucson Pima County Historical Commission separation.

7. Staff Updates—Information Only

Staff informed board members that Scott Clark, Director of PDSD, had been reassigned to the city Manager's Office and was no longer Director.

7. Adjournment

The meeting was adjourned at 8:09 PM.